



## 20 EATON PARK, DUNMURRY, BELFAST, BT17 9FX



An exciting opportunity to purchase within this extremely popular and private residential development tucked away, convenient to both Belfast and Lisburn, as well as arterial routes and the motorway network, as well as within walking distance to the newly upgraded and extended Derriaghly railway station.

This beautiful home enjoys a south-facing position and is very energy efficient (EPC B-82) and enjoys this most peaceful setting that enjoys accessibility to schools, shops, and leisure facilities as well as all the amenities in Dunmurry Village. The well-appointed living space is briefly outlined below.

Three good-sized bedrooms, a principal bedroom with a private, luxury en-suite shower room, and a newly installed luxury white bathroom suite with a separate shower cubicle and spotlights, as well as a handy storage cupboard on the landing and access to the roof space via a pull-down ladder on the landing, which completes the first floor.

On the ground floor there is a spacious and welcoming entrance hall with a newly laid beautiful, tiled floor and a convenient downstairs WC., as well as a bright and airy living room and a luxury fitted kitchen with a range of built-in appliances and an open plan to a sizeable dining space that has double doors leading to the private gardens.

An impressive, privately enclosed rear garden that enjoys a southerly aspect together with an additional patio area complements this outstanding home further.

There is also high-performance glazing and gas central heating with time and temperature zone control.

Viewing strongly recommended for this magnificent home superbly placed in this desired residential development.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		82	82
Northern Ireland		EU Directive 2002/91/EC	

OFFERS OVER £259,950

## 20 EATON PARK, DUNMURRY, BELFAST, BT17 9FX

### Key Features

- Wonderful opportunity to purchase this modern semi-detached home superbly placed in this extremely desirable residential location.
- Three good-sized bedrooms, principal bedroom with private en-suite shower room.
- Luxury fitted kitchen open plan to sizeable dining area with double doors leading to the private gardens.
- Newly installed bathroom suite with separate shower cubicle.
- Convenient to both Belfast and Lisburn as well as schools, shops and arterial routes including the motorway network.
- Fantastic rear garden and patio enjoying a southerly aspect.
- Bright and airy living room.
- Downstairs w.c.
- High performance glazing / gas central heating / very energy efficient (EPC B-82)
- Walking distance to the newly extended and up-graded Derriagh railway station - early viewing recommended!







## GROUND FLOOR

Front door to;

### SPACIOUS AND WELCOMING ENT HALL

Beautiful, newly tiled floor;

### DOWNSTAIRS W.C.

Low flush w.c., wash hand basin, extractor fan, beautiful, newly tiled floor;

### LIVING ROOM

14'11 12'7

Wooden effect stripped floor;

### LUXURY KITCHEN / DINING AREA

Range of high and low level built-in units, single drainer stainless steel sink unit, built-in hob and under oven, stainless steel extractor fan, integrated fridge/freezer, integrated dishwasher, beautiful tiled floor and partially tiled walls, spotlights, open plan to sizeable dining area with Upvc double glazed double doors leading to good-sized private gardens;

### FIRST FLOOR

Storage cupboard on landing;

### PRINCIPAL BEDROOM 1

12'11 10'10

Access to;

### PRIVATE EN-SUITE SHOWER ROOM

Luxury en-suite shower room, shower cubicle, thermostatically controlled shower unit, 1/2 pedestal wall-hung wash hand basin, low flush w.c, tiled floor and partially tiled walls, extractor fan;

### BEDROOM 2

12'2 11'3

### BEDROOM 3

9'0 8'11

### NEW LUXURY WHITE BATHROOM SUITE

Bath, telephone hand shower, low flush w.c, wall-hung wash hand basin with storage, separate shower cubicle, electric shower unit, gold effect towel warmer, spotlights, extractor fan;

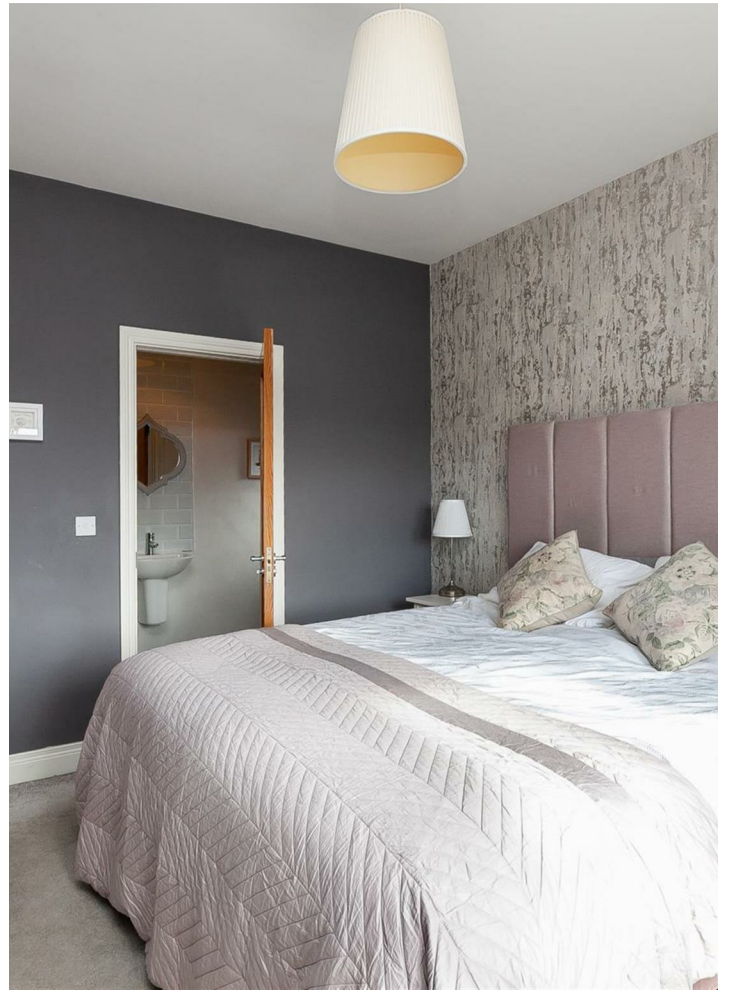
### OUTSIDE

Off road car-parking to front. Privately enclosed, good-sized rear garden enjoying a southerly position and additional flagged patio.

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# 20 EATON PARK, DUNMURRY, BELFAST, BT17 9FX



Questions you may have.

**Which mortgage would suit me best?  
How much deposit will I need?  
What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Gareth on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18152124**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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